

Fort Riley,
Building # 122
122 Lower Brick Row
Fort Riley
Riley County
Kansas

HABS No. KS-54-M

HABS
KANS,
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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20013-7127

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HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. KS-54-M

FORT RILEY, BUILDING # 122

Location: 122 Lower Brick Row, Fort Riley, Riley County, Kansas
USGS Junction City Quadrangle, Universal Transverse
Mercator Coordinates: 14.692685.4326100

Present Owner: U.S. Department of the Army

Present Occupant: Building # 122-A, Capt. Fowler and family; # 122-B Capt. Yaegar and family.

Present Use: Family officers quarters

Significance: Building # 122 at Fort Riley is of interest as representative of the quarters built for non-commissioned officers at Fort Riley during the first decade of the twentieth century. Three of this exact plan and materials were built. Building # 122 and # 118 were built in 1903 and # 125 was built in 1906. Then, in 1909, two more duplexes for non-commissioned officers were built on Lowe Place of the same exterior design and basic floor plan. These two later quarters, Buildings # 173 and # 174 were, however, built of different materials. Buildings # 118, # 122 and # 125 were constructed of red brick with segmental brick doorways and windowheads with limestone sills, while Buildings # 173 and # 174 were constructed of rock-faced ashlar limestone with smooth-faced doorways and window lintels and sills. The basic structure, including shape, fenestration and porch arrangement, is the same. The floor plans vary only slightly (Buildings # 173 and # 174 originally had an entry hall and now have a side addition). In 1902, the Army Board made plans for increasing the garrison at Fort Riley to approximately 2,000 troops. This necessitated the construction of additional quarters such as Building # 122. The architectural styling of Building # 122 is a simplified Georgian design of the Colonial Revival period of the early twentieth century. In addition, the open court setting of which Building # 122 later became a part, was extremely popular in the early 20th century.

PART I: HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1903. This is the date given in both the Engineer's and Historical Record Book and the Real Property Cards in the Directorate of Engineering and Housing, Fort Riley, Kansas.

2. Architect: Unknown. Plans were made through and/or with the approval of the Office of the Quartermaster General in Washington, D.C.
 3. Original and subsequent owners: The U.S. Department of War, since 1947 known as, the U.S. Department of the Army.
 4. Builders, contractor, suppliers:
 - a. Builder: Building # 122 was built by the U.S. Department of War under the supervision of the Constructing Quartermaster at Fort Riley, Capt. G.O. Cress.
 - b. Contractor: Bids for the construction of two sets of brick N.C.O. Quarters, Buildings # 118 and # 122, were opened in early March of 1903 at the office of Capt. Cress. The lowest bid came from J.B. Betts, of Topeka, Kansas. For plumbing, the lowest bidder was J.J. Hannigan of Omaha, Nebraska and for the electrical wiring, Riddle & Landon of St. Paul, Minnesota (Junction City Union, March 6, 1903, p. 1).
 5. Original plans and construction: No original plans or drawings for Building # 122 are located at Fort Riley. Any original plans and drawings may be found in Record Group 92 at the National Archives in Washington, D.C. There are, however, at D.E.H., drawings for the rear porch including a through section and first story, rear fenestration (undated, O.M.G.O. Plan No. 82 D). Drawings dated June 1961, of complete floor plans, showing the structure as it exists today, were also found (D.E.H.). The exterior appears today as it did in the circa. 1930 photograph in the Engineer's Historical Record Book, D.E.H.
 6. Alterations and additions: The only apparent exterior alteration is the closing over of two windows on the rear, second story elevation, one at each end. The window lintels and sills were removed and the opening closed over with, nearly matching, red brick. This was done in 1962. In the interior, new frame and trim around the doors, new oak floors, and new bathroom fixtures, flooring, etc., were also added in 1962. The kitchen has also been modernized.
- B. Historical Context: This is one of three quarters built in 1903-1906 for non-commissioned staff officers at Fort Riley. In 1902 the army board made plans to increase the garrison at Fort Riley to approximately 2,000 troops. This meant that additional barracks, quarters, stables and gun sheds would have to be constructed in order

to accomodate the new, incoming men. Thus, one of the largest single appropriations to that date, \$200,000.00, was made for that purpose. After the completion of this new construction, Fort Riley became the largest cavalry post in the world at that time (Junction City Union, May 22, 1903, p. 1).

PART II: ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Building # 122 was one of three, or more generally, one of five built like it for non-commissioned staff officers at Fort Riley during the first decade of the twentieth century. Building # 122, # 118 and # 125 like it are distinguished from Buildings # 173 and # 174 of the same design and basic floor plan, by the red brick, running or stretcher bond construction with segmental brick doorways and windows. Its architectural design contains elements of the Georgian style of the Colonial Revival period of the early twentieth century. As typical of Georgian architectural designs, Building # 122 is a two story, rectangular shaped and symmetrically balanced structure with six over six sash windows, hollow molded, unadorned cornice and flat arched lintels and sills (See HABS photo # KS-54-M-1). Buildings # 122, # 118 and # 125 were among, if not the first, Colonial Revival residences constructed at Fort Riley. Thus, they mark the movement from the previous Queen Anne architecture to the later, predominate use of Colonial Revival designs on post.
2. Condition of fabric: Overall, Building # 122 appears to be sound and in good condition. The structure has been well maintained although some alteration of interior detailing has taken place.

B. Description of Exterior:

1. Over-all dimensions: Building # 122 is a two story, rectangularly shaped duplex residence with wooden porches on the facade and rear. It is six bays across on the first story facade (four bays across on the second), and two bays deep. It measures approximately 38' 9" x 27' 5". The porches, running the length of the structure, are approximately six feet deep. The attic is a single, unfinished room but with ceilings high enough to stand up in. There is a full two room, partially finished basement.
2. Foundations: The foundation is made of rock-faced ashlar limestone, eighteen inches thick, with every other course being narrower.

3. Walls: The walls are the same but only nine inches thick. There is a water table of longer, slightly further extending, rock-faced limestone around the main block.
4. Structural systems and framing: The walls are load-bearing masonry. The floors and partition walls rest on wooden joists and beams.
5. Porches: Porches run the length of both the facade and rear elevations. The facade porch has a wooden floor resting on seven brick piers. Its low shed roof is supported by seven posts with the same style pilasters to each end and to the center of the wall (three in total). The posts are chamfered with a simple molded top and rest on square blocks. Between the posts are three levels of round, iron handrails (See HABS photo # KS-54-M-2)). The porch to the rear is the same but without the iron railings. Also, the rear porch runs the length of the rear elevation, divided into two parts to serve both sides of the duplex. It rests on concrete piers and has been enclosed, with screening at the outside ends and with beaded board tongue and groove siding resting on a wide sill to the inside portion (See HABS photo # KS-54-M-4).
6. Chimneys: There are two corbelled, brick center chimneys, one to the front slope of the roof and the other behind it to the rear.
7. Openings:
 - a. Doorways and doors: The entries, one to either end of the duplex on both the front and rear, have flat, segmental brick arches and rock-faced limestone sills. The doors are wooden panel with four glass panes in the top portion, one horizontal panel in the middle and two vertical panels below.
 - b. Windows: The windows have the same segmental brick flat arches and rock-faced limestone sills (See HABS photo # KS-54-M-2). The typical window is six over six sash. On the facade, the entries are to the ends with four bays between them. The side elevations are two bays wide. On the first story towards the front there is a smaller, more square, three over three sash window. On the second story, there is a slightly smaller, typical window to the center. To the side of it towards the rear is a smaller, rectangular, three over three sash window. In the gable ends are lunettes, also with segmental brick arches and rock-faced limestone sills (See HABS photo # KS-54-M-4). The one to the northeast side elevation is a two light fixed window and the one to the

southwest is a five, pie-shaped light fixed window. There are basement windows, one under each of the two windows on the first story. These are three, vertical light casement windows with single stone, rock-faced lintels and sills. At the rear elevation, on the second floor are now four typical windows, the windows originally at either end have been closed over (See HABS photo # KS-54-M-4). On the first story of the rear elevation, there is an entry at either end with a single, square, three over three light sash window to the inside of each.

8. Roof:

- a. Shape, covering: The roof is gabled and is covered with composition shingles. The low, shed porch roofs are covered with raised seam metal.
- b. Cornice, eaves: There is a simple molded returned box cornice with a plain band or frieze against the wall.

C. Description of Interior:

1. Floor plans: Building # 122-B enters into the living room. Straight ahead, on the inside wall, is the main stairway (See HABS photo # KS-54-M-5). Behind the living room, entered from the northeast side, is the kitchen. To the northeast side of the rear wall is the rear entry. Under the main stairway is the stairway to the basement. On the second floor is a hallway, running southeast-northwest. Straight ahead and to the rear is the bathroom. To the side of it is the back bedroom, in front of which is another bedroom with a walk-in closet. At the front end of the hallway is the doorway (two steps up) to the attic stairway (See HABS photo # KS-54-M-6). The attic is a single, unfinished room with a ceiling high enough to stand up in (See HABS photo # KS-54-M-7). In the basement are two rooms. The first is being used as a recreation room to the rear of which is the boiler/utility room. Building # 122-A is the exact reverse of this plan (inaccessible).
2. Stairways: The main stairway is an open, single flight stairway. It has a large, square newel post resting on a block composed of plinth at the bottom over which is a bead, inverted ovolo molding and another fillet. The top portion has a flat, rounded cap on a fillet with an inverted ovolo molding over stepped fillet moldings with a larger fillet connecting with the main post (See HABS photo # KS-54-M-5). This newel post is found at both the top and bottom of the stairway. There is a rounded, molded handrail with plain, square balusters and a plain band along the end of the treads. The attic stairway is a closed, curved landing stairway with

tongue and groove side walls which extend up to form the guard wall, with a plain, square newel post (See HABS photos # KS-54-M-6 & 7). The basement stairway is a plain, wide, simple wooden, single flight stairway.

3. Flooring: The floors are covered with narrow, oak floor boards, with a clear varnish (laid in 1962), except in the kitchen and bathroom where there is linoleum tile flooring. The basement floor is concrete.
4. Wall and ceiling finish: The walls and ceilings are plaster, painted white. The only ornamentation is picture molding, approximately eighteen inches below the ceiling in the living room and bedrooms. The walls in the attic stairway are tongue and groove. The basement has rubble limestone walls with particle board paneling added to the partition wall.
5. Openings:
 - a. Doorways and doors: The doorways throughout have a wide band with a cyma reversa molding with two stepped fillets at the outer edge (not original, 1962). The doors to the basement and attic stairways are wooden panel with two vertical panels in the top and bottom and one horizontal panel between (See HABS photo # KS-54-M-6). The bedroom doors are plain, modern replacements. The closets in the bedrooms have wooden sliding doors with a plain, replacement door on the walk-in closet.
 - b. Windows: The windows have plain board surrounds with plain, slightly extending sills. There are no moldings around the kitchen windows.
6. Decorative features and trim: There are built-in drawers with cabinets above in the upstairs hallway, on the inside wall between the two bedroom doorways. On the center of the inside wall in both rooms, upstairs and down, extending out approximately six inches, is the configuration of the chimney block, approximately three feet in width. This is a flue to the basement heating system. The baseboards throughout the house are wide bands with a inverted ovolo molding below and above.
7. Hardware: To the center of the front door is the original, still functional, brass door bell with turn key operation. There is plain, old brass hardware on the panel doors to the stairways. Elsewhere, is modern, plain hardware.

8. Mechanical equipment:

- a. Heating: Building # 122 is heated by an individual steam heating system, with radiators throughout the house.
 - b. Lighting: Building # 122 was built the same year that a central electric lighting system was installed at Fort Riley. The system set up by the Junction City Electric Railway, Light and Ice Company which sent the current from its plant to a central point at the old steam heating plant at Fort Riley. It was distributed to the various buildings and streets on post by underground conduits (no overhead wires). The quarters and barracks, it was proposed, would be lit with a total of 6,000 incandescent lamps (Junction City Union, May 1, 1903, p. 1).
- D. Site: Building # 122 faces southeast to an open, tree filled courtyard with a private, service roadway running behind the building (See HABS photo # KS-54-M-1). When built in 1903, Building # 122 and # 118 formed the western side of a horse shoe shaped complex of buildings, with three, 1889 structures on the other side (see Supplemental Material # 1). Then, in 1931, eight other duplexes were added to create the current oblong courtyard complex (see Supplemental Material # 2). This open court setting was extremely popular during this period.

PART III: SOURCES OF INFORMATION

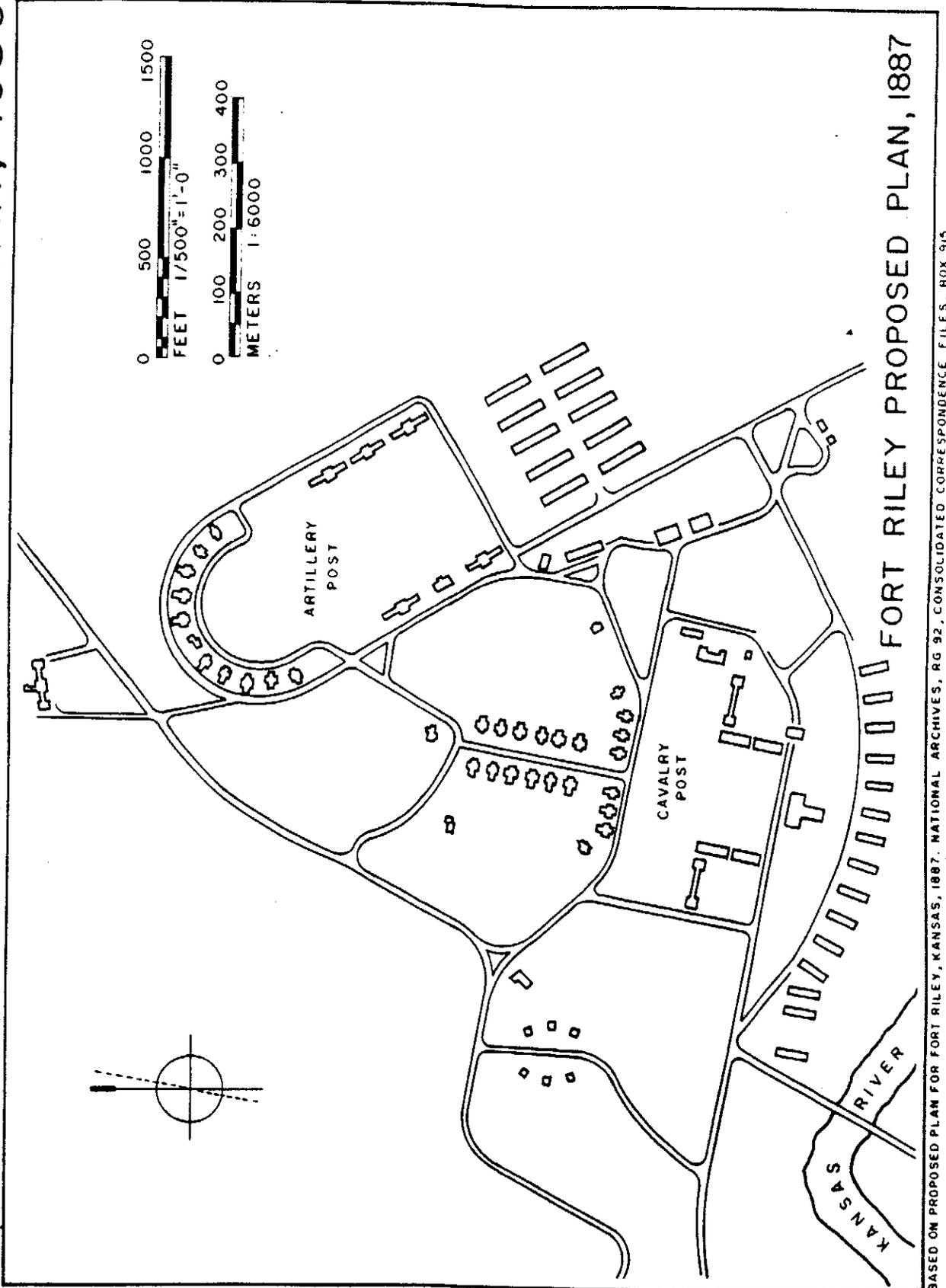
- A. Architectural Drawings: See Part I, section 5.
- B. Early Views: There is a circa. 1930 photograph of Quarters # 122 in the Engineer's Historical Record Book, D.E.H.
- C. Bibliography:
 1. Primary and unpublished sources:
 - a. Engineer's Historic Record Book, Directorate of Engineering and Housing, Fort Riley, Kansas.
 - b. Real Property Cards, Directorate of Engineering and Housing, Fort Riley, Kansas.
 2. Secondary and published sources:
 - a. Junction City Union (various articles cited in text).
Junction City Public Library
 - b. Pride, W.F. The History of Fort Riley, 1926.

Prepared by:

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Historian
Historic American Buildings Survey
Summer, 1985

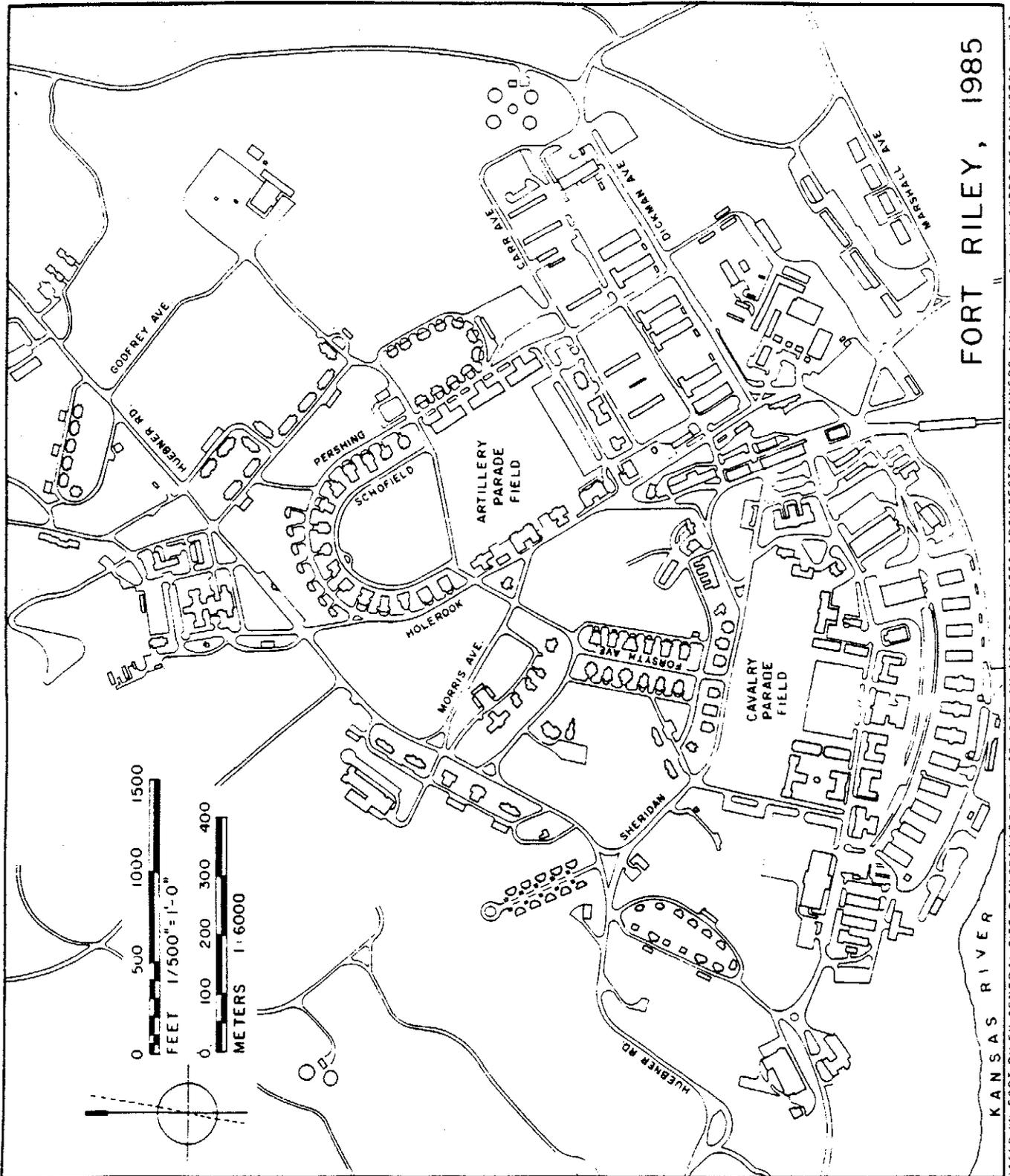
D. Supplemental Material
1. Fort Riley, Proposed Plan, 1887

PROPOSED PLAN, 1887 AND SITE PLAN, 1985



BASED ON PROPOSED PLAN FOR FORT RILEY, KANSAS, 1887. NATIONAL ARCHIVES, RG 92, CONSOLIDATED CORRESPONDENCE FILES, BOX 915.

2. Fort Riley, 1985



BASED ON FORT RILEY GENERAL SITE PLAN PREPARED BY HIGGINBOTHAM AND ASSOCIATES, ARCHITECTS AND PLANNERS AND THE U.S. ARMY CORPS OF ENGINEERS, 1977

PART IV: PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey (HABS) of the National Park Service in agreement with the post commander of Fort Riley, Kansas, and the headquarters of the United States Army Corps of Engineers, Washington, D.C. The project was completed under the general supervision of Robert J. Kapsch, Chief of the HABS/HAER Division. Sally Kress Tompkins served as Program Coordinator and Robie S. Lange as Project Leader. The Field Supervision was James A. Glass (historian Cornell University). The project historians were Catherine Crawford (University of Maryland) and Joseph Rodriguez (University of California). Large format photography was conducted by Mike Whye. Documentation was prepared for Transmittal to the Library of Congress by Catherine Crawford.